

Town of Wachapreague Planning and Zoning Commission Minutes – December 3, 2024

Location: VIMS Seaside Hall / Class room

Attending: Jim Bell, Arthur Mendez, Aileen Joeckel, Tomeka Watkinson

Absent: Alena Elliott, Craig Baker

Guest(s):

1. Called to order by Jim at 6:33 pm.
2. Approval of the December agenda: Aileen moved, Art seconded, all approved
3. Approval of the October minutes: Art moved, Aileen seconded, all approved
4. Public comments: none
5. Council Update/Report (Aileen/Jim):
 - a. Council talked about channel markers, garbage truck, and Christmas lights.
6. Zoning Update/Report (Art):
 - a. Art met with Sandi about rumors of a permit.
 - b. Garage permit was approved for corner of Liberty and Church.
 - c. Coastal Resiliency workshop discussed water rise and possible grants. The town needs to talk with the group about grants. The first grant deadline is Jan 24.
7. Old Business: none
8. New Business:
 - a. Zoning Commission member terms are expiring or have expired.
9. Adjourned regular meeting at 7:01 and work session started.
10. Work Session: Comp Plan Update
 - a. Aileen provided updated Wachapreague demographics.
 - b. Jim will update the information section with new data and text. He'll also remove the 2016 goals and replace them with the new items determined from the vision planning session. Once all the text is updated, Jim will send it out for discussion at the January meeting.
 - c. The action items will need to be added to the updated document.
11. Work session adjourned at 7:23 pm.

Next meeting: January 7, 2025, 6:30 pm Seaside Hall (regular followed by work session at 7:15)

**Town of Wachapreague
Planning and Zoning Commission
December Meeting**

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, December 03, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of December Agenda
4. Approval of October Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Zoning Update/Report (Arthur)
8. Old Business
9. New Business
 - a. Committee Members Term Expiration
 - i. Alena Elliott - May 14, 2024
 - ii. Aileen Joeckel - Dec 31, 2024
 - iii. Craig Baker - Dec 31, 2024
10. Work Session
 - a. Comp Plan
 - i. Members were asked to add a paragraph containing tangible text that could be used for seeking grants to each item via the shared drive so that we could see the input before the next meeting.
 1. Historic District
 2. Working Waterfront
 3. Town Parks
 4. Town Marina
 5. Island House Restaurant
 6. Fireman's Carnival
 7. Barrier Islands
 8. Year-Round Birding
 9. Active Artist Community
 10. Hunting and Fishing

Next Scheduled Meeting: January 07, 2025

**Town of Wachapreague
Planning and Zoning Commission
November Meeting**

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, November 12, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of November Agenda
4. Approval of October Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Zoning Update/Report (Arthur)
8. Old Business
9. New Business
 - a. Committee Members Term Expiration
 - i. Alena Elliott - May 14, 2024
 - ii. Aileen Joeckel - Dec 31, 2024
 - iii. Craig Baker - Dec 31, 2024
10. Work Session
 - a. Comp Plan
 - i. Members were asked to add a paragraph containing tangible text that could be used for seeking grants to each item via the shared drive so that we could see the input before the next meeting.
 1. Historic District
 2. Working Waterfront
 3. Town Parks
 4. Town Marina
 5. Island House Restaurant
 6. Fireman's Carnival
 7. Barrier Islands
 8. Year-Round Birding
 9. Active Artist Community
 10. Hunting and Fishing

Next Scheduled Meeting: December 03, 2024

Town of Wachapreague Planning and Zoning Commission Minutes – October 3, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Craig Baker, Art Mendez, Aileen Joeckel, Tomeka Watkinson

Absent: Alena Elliott

Guest(s):

1. Called to order by Jim at 6:33 pm.
2. Approval of the October agenda: Tomeka moved, Art seconded, all approved
3. Approval of the September minutes: Craig moved, Aileen seconded, all approved
4. Public comments: none
5. Council Update/Report (Aileen):
 - a. Council is talking about helping Lilliston Seafood find a grant for their dock.
 - b. There was a notice in newspaper for a dredging permit for the old marina. Art will ask the owner to a Planning Commission meeting to see how his plan can fit into the Comp Plan.
 - c. Sewer discussion continues for people who would like to hook up to the sewer.
6. Zoning Update/Report (Art):
 - a. The Wachapreague Volunteer Fire Company (WVFC) has a permit application for a metal building on the carnival grounds to house the new carousel and kiddie rides. Commission agreed that it is a good plan for protecting the rides.
 - b. Art had good conversation with Sean Fate about a) use of the carnival grounds during carnival off season and b) VIMS grant will be bringing more researchers into town.
7. Old Business: none
8. New Business:
 - a. WCFC zoning permit application (see Zoning update).
9. Adjourned regular meeting at 7:06 and work session started; work session adjourned at 8:00 pm.
10. Work Session: Comp Plan Update
 - a. Craig provided an update to environmental sustainability to include both natural resources and coastal waterways.
 - b. Art provided an update for an introduction to the town.
 - c. Brainstormed about town tourism assets. Members were asked to add a paragraph containing tangible text that could be used for seeking grants to each item via the shared drive so that we could see the input before the next meeting.
 - i. Historic District
 - ii. Working Waterfront
 - iii. Town Parks
 - iv. Town Marina
 - v. Island House Restaurant
 - vi. Fireman's Carnival
 - vii. Barrier Islands
 - viii. Year-Round Birding
 - ix. Active Artist Community
 - x. Hunting and Fishing

Next meeting: November 5, 2024, 6:30 pm Seaside Hall (regular followed by work session at 7:15)

**Town of Wachapreague
Planning and Zoning Commission
October Meeting**

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Thursday, October 3, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of October Agenda
4. Approval of September Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Zoning Update/Report (Arthur)
8. Old Business
9. New Business
 - a. Zoning Permit Application -WVFC
10. Adjourn Meeting
11. Work Session

Comp Plan Task Updates

- a. **Craig:** Environmental Sustainability.: should be expanded to include both natural resources and coastal waterways. Some other towns may have examples.
- b. **Arthur:** Rewrite: Introduction of Comp Plan: Who the town is.
- c. Brainstorm about improvement strategies for tourism.

Historic District	Barrier Islands	Hunting and Fishing
Working Waterfront	Fireman’s Carnival	Year-Round Birding
Town Parks	Island House Restaurant	Active Artist Community
Town Marina		

Next Scheduled Meeting: November 05, 2024

Town of Wachapreague Planning and Zoning Commission Minutes – September 9, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Craig Baker, Art Mendez, Tomeka Watkinson

Absent: Alena Elliott, Aileen Joeckel

Guest(s):

1. Called to order by Jim at 6:37 pm.
2. Approval of the September agenda: Tomeka moved, Art seconded, all approved
3. Approval of the August minutes: Art moved, Tomeka seconded, all approved
4. Public comments: none

5. Council Update/Report (Aileen): none

6. Zoning Update/Report (Art):
 - a. He spoke to a person building a shed near a property line. The person will reapply for a permit.
 - b. The state has specific procedures for declaring a property derelict.

7. Old Business: none

8. New Business:
 - a. Jim noted that the Freedom of Information Act (FOIA) requires draft minutes of meetings be posted within 10 days of the meeting and the approved minutes posted within 3 days of final approval.

Code of Virginia § 2.2-3707.1. Posting of minutes for state boards and commissions.
All boards, commissions, councils, and other public bodies created in the executive branch of state government and subject to the provisions of this chapter shall post minutes of their meetings on such body's official public government website and on a central electronic calendar maintained by the Commonwealth. Draft minutes of meetings shall be posted as soon as possible but no later than 10 working days after the conclusion of the meeting. Final approved meeting minutes shall be posted within three working days of final approval of the minutes.

 - b. After the Comprehensive Plan is completed, the Planning & Zoning Commission may change meetings to every other month. This will be revisited in January since it will entail a change to the Commission's ByLaws.

9. Adjourned regular meeting and work session started; work session adjourned at 7:53 pm.

10. Work Session: Comp Plan
 - a. Comp Plan Task Update
 - i. Updates were read, discussed, and some changes suggested
 - ii. Environmental sustainability should be expanded to include both natural resources and coastal waterways. Some other towns may have examples.

 - b. "Homework" assignment
 - i. Brainstorm about improvement strategies for tourism. Jim put a document on the shared drive that includes a list of tourism assets for the town.
 - Historic District
 - Working Waterfront
 - Town Parks
 - Town Marina
 - Island House Restaurant
 - Fireman's Carnival
 - Barrier Islands
 - Year-Round Birding
 - Active Artist Community
 - Hunting and Fishing

Next meeting: October 1, 2024, 6:30 pm Seaside Hall (regular followed by work session at 7:15)

**Town of Wachapreague
Planning and Zoning Commission
September Meeting**

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Monday, September 9, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of September Agenda
4. Approval of August Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Zoning Update/Report (Arthur)
8. Old Business
9. New Business
 - a. Commission Meeting Schedule (Jim)
 - b. Agenda and Minutes Posting (Jim)
10. Adjourn Meeting
11. Work Session
 - a. Comp Plan Task Updates (Jim)

Arthur: Introduction of Comp Plan: Who the town is.

Aileen: Current population and economic status.

Jim: Location and Geography.

Tomeka: Environmental conditions (Floodplain, Hazard Mitigation, Coastal Erosion, Sea level rise).

Craig: Environmental Sustainability.

Next Scheduled Meeting: October 01, 2024

Town of Wachapreague Planning and Zoning Commission Minutes – August 6, 2024

Location: Vims Seaside Hall

Attending: Jim Bell, Aileen Joeckel, Craig Baker, Art Mendez

Absent: Alena Elliott, Tomeka Watkinson

Guest(s):

1. Called to order by Jim at 6:30 pm.
2. Approval of the August agenda: Aileen moved, Arthur seconded, all approved
3. Approval of the August minutes: Aileen moved, Arthur seconded, all approved
4. Public comments: none

5. Council Update/ Report (Aileen):
 - a. Governor sign bills into law pertaining to derelict property and STR bills.
 - b. Council is asked to give contact to PC on development in Wachapreague
6. Zoning Update/Report (Arthur)
 - a. Two property owners working on projects without permits. One property owner has applied for permit, and it was granted. The other property permit has not been approved. Changes have been made to permit will do work on adjoining property which meets town codes and will be in compliance, permit has been approved.
 - b. Mayor asked Zoning Administrator to be compliance informant on ordinance violations, but Zoning Administrator is not interested in enforcement.
7. Old Business
 - a. Arthur made a report on definition of manufactured home meaning. Arthur will give the definition to Tomeka to add to ordinance.
8. New Business/ none
9. Adjourn regular meeting at 7:15 Arthur moved, Aileen seconded
10. Work Session
 - a. Comp Plan (Jim)

Arthur will do introduction of Comp Plan: Who the town is.
Aileen will research current population and economic status.
Jim will research location and geography.
Tomeka will research Environmental conditions (Floodplain, Hazard Mitigation, Coastal Erosion, Sea level rise).
Craig will research (V) Environmental Sustainability.

Next meeting: September 3, 2024 6:30 pm Seaside Hall (regular followed by work session)

**Town of Wachapreague
Planning and Zoning Commission**

August Meeting

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, August 6, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of August Agenda
4. Approval of June Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Zoning Update/Report (Arthur)
8. Old Business
9. New Business
10. Adjourn Meeting
11. Work Session
 - a. Comp Plan (Jim)

Next Scheduled Meeting: September 03, 2024

Town of Wachapreague Planning and Zoning Commission Minutes – July 16, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Aileen Joeckel, Craig Baker, Art Mendez, Tomeka Watkinson

Absent: Alena Elliott

Guest(s):

1. Review Commission Role
 - a. Commission appears to not be in the loop properly for knowledge of town business.
 - b. How do we communicate with Council to be included?
 - c. There appears to be confusion about “who’s doing what”.
2. Review STR and B&B with revised State Codes
 - a. Members reviewed the various new codes.
 - b. SB544 (Chapter 792) mentions the date of STR ordinances before December 2023.
 - c. What time frame is expected for answers from the attorney?
 - i. We would like to sit with the attorney for recommendations to:
 - Use their rules and have our requirements fit into those rules
 - Fit into the new state statutes
3. Review other ordinances affected by revised State Codes
 - a. Derelict buildings are a safety and/or health risk.
 - b. County Health Department may be able to help.
 - c. We need to look at state ordinances.
4. Status of Comp Plan Update: deferred to next meeting
5. How do we get more members for the Planning and Zoning Commission?

Next meeting: August 6, 2024, 6:30 pm Seaside Hall (regular followed by work session at 7:15)

Town of Wachapreague Planning Commission

July Work Session

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, July 16 2024
6:30 - 8:00 pm

Agenda

1. Review Commission Role
2. Review STR and B&B with revised State Codes
3. Review Other Ordinances affected by revised State Codes
4. Status of Comp Plan Update

Next Planning Commission Meeting: August 6, 2024

Town of Wachapreague Planning and Zoning Commission Minutes – June 4, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Alena Elliott, Craig Baker, Art Mendez, Tomeka Watkinson

Absent: Aileen Joeckel

Guest(s):

1. Called to order by Jim at 6:30 pm.
2. Approval of the June agenda: Tomeka moved, Art seconded, all approved
3. Approval of the May minutes: no changes suggested, all approved
4. Public comments: none

5. Council Update/Report (Aileen): none

6. Zoning Update/Report (Art):
 - a. West Street: application filed for permit for house and accessory structure.
 - b. 10 Main Street: packet of information was sent about STR and business license. Once the paper work arrives, Art can get in to inspect the property.
 - c. The 2 remaining STRs without business licenses and inspections were sent letters. They are still being advertised. Art will send letters and include section on “violations and penalties” from the town’s zoning ordinance (page 34). Alena suggested sending the letters certified for town records.

7. Old Business
 - a. Is there something legal that must be done to officially change the commission name to Planning and Zoning Commission? Susan may have some insight.

8. New Business: none

9. Adjourned regular meeting at 6:54 pm and work session started; work session adjourned at 7:39 pm.

10. Work Session: Comp Plan
 - a. See <https://law.lis.virginia.gov/vacode/title15.2/chapter22/> Article 3 items 2223.2 and 2223.3 to decide if we should keep the entries separate or combine them.
 - i. We decided to keep them separate and add them to the appropriate area in the comp plan.
 - b. Definition of manufactured house: Ordinance I-b is confusing.
 - i. Art will research to clarify housing types.
 - c. Should we survey businesses for their plans for the next 5 years so those items could be included in the comp plan?
 - i. We decided to pursue this. Jim will get a list of businesses so we can personally talk with the businesses about their plans.
 - d. Add goals to the comp plan outline with time lines, how to track and fund the goals.
 - i. An example would be to create a calendar for town events.

Next meeting: August 6, 2024, 6:30 pm Seaside Hall (regular followed by work session at 7:15)
(no meeting on July 2 due to it being 4th of July week and the carnival activities)

Town of Wachapreague Planning Commission

June Meeting

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, June 4, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of May Agenda
4. Approval of April Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Zoning Update/Report (Arthur)
8. Old Business
9. New Business
10. Adjourn Meeting
11. Work Session
 - a. Comp Plan Schedule (Jim)
 - b. Business Input (Jim)

Next Planning Commission Meeting: July 02, 2024

Town of Wachapreague Planning Commission Minutes – May 7, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Aileen Joeckel, Craig Baker, Tomeka Watkinson

Absent: Alena Elliott

Guest(s): Art Mendez (zoning)

1. Called to order by Jim at 6:31 pm.
2. Approval of the May agenda: Tomeka moved, all approved
3. Approval of the April minutes: Craig moved, Aileen seconded, all approved
4. Public comments: none
5. Council Update/Report (Aileen):
 - a. Council approved the 30-day grace period to get inspections and business license since this is a new procedure for STR and B&B renewals.
 - b. Filming day was miserable but seemed to go ok and the film is in process. The film is about sustainable tourism and covers the environment around town, islands, and other areas.
 - c. A birding photographer influencer posted online and about 1000 people reacted to the posts.
 - d. The travel influencer is posting.
6. Old Business
 - a. Outstanding inspections (Art)
 - i. Art has not been contacted to have two STRs inspected, thus their business licenses are not yet renewed. Art spoke with the mayor who said to report this to the Planning Commission. Jim will draft a letter for the mayor to send to the businesses to “cease and desist” until they have an inspection and business license.
 - b. 5 West St permit (Art)
 - i. A letter was sent to inform the owner that an accessory building is not permitted without a residence. The owner was told that he could appeal. The previous permits are null and void since no work was started within 6 months of the old permits issuance a few years ago.
7. New Business
 - a. Unregistered STR (Jim)
 - i. The residence at 10 Main is listed on Airbnb, but has no business license or inspection. The owner will be sent a letter that he is in violation and what steps he needs to take to be a legal STR. (Note that this will be the fifth STR – the limit of what is allowed.)
 - b. PC change discussion (Jim)
 - i. Many small towns have a combined Planning and Zoning Commission. This will be presented to Town Council for approval. Art will then be a member with some limitations on voting.
8. Adjourned regular meeting at 7:13 pm: Aileen moved, Craig seconded
9. Work Session: Comp Plan
 - a. See <https://law.lis.virginia.gov/vacode/title15.2/chapter22/> Article 3 items 2223.2 and 2223.3 to decide if we should keep the entries separate or combine them.
 - b. We need to look at the definition of manufactured house.
 - c. It would be a good idea to survey businesses for their plans for the next 5 years so those items could be included in the comp plan.
 - d. Assignment: add goals to the comp plan outline with time lines, how to track and fund the goals.

Next meeting: June 4, 2024, 6:30 pm Seaside Hall (regular followed by work session at 7:15)

Town of Wachapreague Planning Commission

May Meeting

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, April 2, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
 2. Pledge of Allegiance
 3. Approval of May Agenda
 4. Approval of April Minutes
 5. Public Comment
 6. Council Update/Report (Aileen)
 7. Old Business
 - a. Outstanding Inspections (Arthur)
 - b. 5 West St Permit (Arthur)
 8. New Business
 - a. Unregistered STR? (Jim)
 - b. PC Changes (discussion) (Jim)
 9. Adjourn Meeting
 10. Work Session
 - a. Comp Plan Schedule (Jim)
 - b. Business Input (Jim)
-

Next Planning Commission Meeting: June 04, 2024

Town of Wachapreague Planning Commission Minutes – April 2, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Alena Elliott, Craig Baker, Tomeka Watkinson

Absent: Aileen Joeckel

Guest(s): none

1. Called to order by Jim at 6:30 pm.
2. Approval of the April agenda: Tomeka moved, Alena seconded
3. Approval of the March minutes: Craig moved, Alena seconded
4. Public comments: none
5. Council Update/Report (Aileen): none
 - a. Jim wanted Aileen to be aware that the Southern Living Magazine's "The South's Best 2024" listed Wachapreague as #9 for small towns so that she could report it to Town Council.
 - b. Jim also wanted to know if tourism filming was done last week.
6. Old Business
 - a. Comp Plan
 - i. Updates: to be done in work sessions
 - ii. Work Sessions: 7:15-8 after the regular session
7. New Business
 - a. STR and B&B renewals
 - i. Extension: There are 3 STRs without a business license since they have not returned their packets and have not had inspections by Art. Jim created a memo recommending a 30-day grace period since this is a new procedure for STR and B&B renewals. Alena moved, Tomeka seconded, and all approved proceeding with the memo. It was signed and will be sent to the Mayor for presentation at the April Town Council meeting.
 - ii. Enforcement: How can the new ordinances be enforced? Who will enforce them? What penalty will occur?
8. Adjourned at 7:00 pm: Alena moved, Craig seconded
9. Closed Session

Next meeting: May 7, 2024, 6:30 pm Seaside Hall (regular followed by work session at 7:15)

Town of Wachapreague Planning Commission

April Meeting

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, April 2, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
 2. Pledge of Allegiance
 3. Approval of April Agenda
 4. Approval of March Minutes
 5. Public Comment
 6. Council Update/Report (Aileen)
 7. Old Business
 - a. Comp Plan Updates
 - i. Work Sessions
 8. New Business
 - a. STR and B&B renewals
 - i. Extension
 - ii. Enforcement
 9. Adjourn
 10. Closed Session
 - a. Ordinances
-

Next Planning Commission Meeting: May 07, 2024

Town of Wachapreague Planning Commission

April Work Session

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, April 2, 2024
7:30 - 8:00 pm

Agenda

1. Review and approve Vision Statement
2. Review and approve Summary Statement
3. Approve updated outline
4. Discuss Objectives for each category

Next Planning Commission Meeting: May 7, 2024

Town of Wachapreague Planning Commission Minutes – March 5, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Aileen Joeckel, Craig Baker, Tomeka Watkinson

Absent: Alena Elliott

Guest(s): Art Mendez

1. Called to order by Jim at 6:31 pm.
2. Approval of the March agenda: no additions, all approved
3. Approval of the February minutes: no changes, Aileen moved, Craig seconded, all approved
4. Public comments: Art Mendez reported that he completed 2 inspections – Glenn and Teasers. He has the insurance certificate from Glenn. There are 3 outstanding STRs to inspect. The forms worked well, and the checklist was good.
5. Council Update/Report (Aileen):
 - a. Nothing to report about the attorney concerns regarding the ordinances.
 - b. Nothing more about the Finney Creek property. How could the Planning Commission help? Aileen will email the mayor to ask if PC could be of help.
6. Old Business
 - a. Comp Plan
 - i. Structure
 - Items VII through XI should be kept in some form, either alone or incorporated into the other items.
 - Is there an emergency plan in the Wachapreague section of the Hazardous Mitigation Plan?
 - How can emergency notifications get out to the town?
 - Vision statement: use top paragraph of version 2.
 - Summary: use bottom paragraph of version 1 with addition of economic growth.
 - Jim will send out an updated outline with items removed, the vision statement and summary added.
 - ii. Objectives
 - Items from the public visioning event will be fit into the structure.
 - b. Commission Members
 - i. Art may be interested in being a member. He had good input during the meeting.
7. New Business
 - i. none
8. Adjourned at 7:50 pm: Tomeka moved, Aileen seconded

Next meetings: April 2, 2024 (regular); 6:30 pm Seaside Hall

Town of Wachapreague Planning Commission

March Meeting

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, March 5, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of March Agenda
4. Approval of February Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Old Business
 - a. Comp Plan
 - i. Structure (All)
 - ii. Objectives (All)
 - b. Commission Members (All)
8. New Business
9. Adjourn

Next Planning Commission Meeting: April 02, 2024

Town of Wachapreague Planning Commission Minutes – February 6, 2024

Location: VIMS Seaside Hall

Attending: Jim Bell, Alena Elliott, Aileen Joeckel, Craig Baker, Tomeka Watkinson

Absent:

Guest(s): none

1. Called to order by Jim at 6:30 pm.
2. Approval of the February agenda: Tomeka moved, Aileen seconded
3. Approval of the December minutes: no changes, all approved
4. Public comments: none
5. Council Update/Report (Aileen):
 - a. Appears to be a non-issue for the not-allowed STR in residential area
 - b. Council wants to make decision about the Finney property. Nature Conservancy wants it to remain natural. Planning Commission needs to be involved.
6. Old Business
 - a. Ordinances
 - i. Re: lawyer. No information, so we will consider it a non-issue at this time.
 - ii. Jim provided information and forms to Art for STR and B&B inspections. Glenn had his B&B inspected and passed. Teasers had the STR inspected and needs to install a carbon monoxide detector.
 - b. Commission Members
 - i. More members are needed, but they should be people who want to be on the Planning Commission.
 - ii. Committees could be set up to help if people don't want to be full members.
7. New Business
 - a. 2024 Meetings will be on the first Tuesday of the month with other meetings scheduled as needed.
 - b. Comprehensive Plan
 - i. Jim used AI to generate some outlines and objectives.
 - Look at the pages called "Create an outline for a small coastal town, population 250, 5 year comprehensive plan with emphasis on tourism"
 - Keeping broad categories, come up with the "A,B,C's" of 4 or 5 categories. There may be useful verbiage from the other pages Jim sent.
 - Jim will send a Word version of the document for updating ideas, and he will compile what we send him.
 - ii. Good discussion about providing a reason for people to visit Wachapreague, such as the experiences of boating, ecotours, birding, etc.

8. Adjourned at 7:46 pm: Craig moved, Aileen seconded

Next meetings: March 5, 2024 (regular); 6:30 pm Seaside Hall

Town of Wachapreague Planning Commission

February Meeting

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, February 6, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of February Agenda
4. Approval of December Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Old Business
 - a. Ordinances (Jim)
 - b. Commission Members
8. New Business
 - a. 2024 Meetings
 - b. Comp Plan
9. Adjourn

Next Planning Commission Meeting: March 05, 2024

Town of Wachapreague Planning Commission

January Meeting

VIMS: Seaside Hall
40 Atlantic Ave,
Wachapreague VA 23480

Tuesday, January 9, 2024
6:30 - 8:00 pm

Agenda

1. Call to Order and Establish Quorum
2. Pledge of Allegiance
3. Approval of January Agenda
4. Approval of December Minutes
5. Public Comment
6. Council Update/Report (Aileen)
7. Old Business
 - a. Ordinances (Jim)
 - b. Commission Members
8. New Business
 - a. 2024 Meetings
 - b. Comp Plan
9. Adjourn

Weather Cancellation

Next Planning Commission Meeting: February 06, 2024